



**SYDNEY HARBOUR**  
*Bed & Breakfast*

A division of GAMA Pty Ltd  
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Department of Planning & Environment

GPO Box 39

SYDNEY NSW 2001

Attention: Director – Key Sites Assessments

Dear Sir/Madam,

RE: Response to Submission

Application: Proposed Mixed-use Redevelopment and Adaptive Re-use of Heritage Buildings, The Rocks

Applicant: Golden Age and Hannas The Rocks Pty Ltd -C/-Urbis

Application No. SSD 7037, 68-72 Gloucester Street & 85 Harrington Street (LOT 1 DP 777033)

We refer to the above proposal re-development of the above mentioned property. We run and own Sydney Harbour Bed and Breakfast at 140-142 Cumberland Street, at the Rocks.

We note the 7 level structure to be built on Gloucester Street will potentially block the views to the Opera House, that the saleability of certain of our rooms rely upon. If the views are blocked, we will not be able to achieve anywhere near the same revenue for the rooms in question and this business was sold to us on the basis of revenues achieved with Opera House views based on a rental at the time.

Further to the above all our driveway/parking access occurs from Gloucester Street which may also adversely affect our passage in and out of our residence and business.

We, therefore, object to the proposal if the views end up being blocked and therefore decrease our revenue. If this occurred we would think it fair and just that the rental be revised via review.

Furthermore, there are a multitude of ugly apartments being erected all throughout Sydney, yet why choose right in the middle of a heritage area, which might we add, are scarce as it is in Australia. People come into the Rocks from all over the world to view our history, not some out of place, disjointed, cheap apartments, that could more easily fit into the likes of somewhere in Western Sydney, definitely not the ROCKS!

Attached are the photos to point out the seven-storey (68-72 Gloucester Street) and nine-storey (85 Harrington Street) will definitely block the Opera House View rooms.

Kind regards

James and Linda



**Sydney Harbour Bed and Breakfast**

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